

The special meeting of the Town Council and Planning Commission was called to order at 7:30 p.m. in the Council Chamber by Mayor William Cordingley Jr., Hadden Roth, Town Attorney, and John Roberto, Planning Consultant, present.

ROLL CALL

Commissioners present: Sias, Julin, Yarish, Harle, Hayes
Commissioners absent: Manning, Zaharoff

Councilmembers present: Walsh, Sharp, Cordingley
Councilmembers absent: Wooliever, Chignell

1. Workshop to discuss low visual profile with respect to development

Mayor Cordingley stated that this meeting was to discuss low visual impact and how it related to the Planning Commission's approval of homes on Quarry Mountain.

Councilmember Sharp was convinced that the Planning Commission and the applicants have created low visual profile and staff has also confirmed that this is the best that can be done.

Councilmember Walsh was concerned about the size but was not involved in the process during the Tentative Plan. Her feeling was that this is being built on the ridge line.

Mayor Cordingley said that in the beginning of this process the height limit was 35 feet and the applicant was going to build 12 homes, two stories high within the 35 feet height limit. Now the height limit is 18 feet, and the homes have become single story and consequently have spread out. His concern is that the homes now look so close together. Mayor Cordingley asked the Planning Commissioners how they arrived at their decisions about massing. Commissioner Harle stated they could only look at the proposals before them. Commissioner Sias said that the lots are stepped on the hill and within the existing setbacks. His concern was that there was enough landscaping that would screen each property. He also noted that the developer had landscaped between each home which provided additional screening. Chairman Hayes said there were at least 16 feet between each home and they wanted to minimize the perpendicular view. Commissioner Yarish said that they looked at each home to see if there was a way of moving the building envelope back from the shoulder but still be within the envelope. This was done with all the homes facing west. Additionally, the roof lines sloped down with the topography to minimize the exposure.

Chairman Hayes responded to the 18 foot height limit stating that a Citizens Committee Report was done circa 1980 and at that time the feeling was that 18 feet should be the height limit of homes in the R-1H zone. However, just before it was adopted it was decided to remove it from the ordinance stating the wording should not be so specific to enable the developer to make some decisions. Since the adoption of the ordinance there has been much misunderstanding of low visual profile and the Planning Commission has decided after much deliberation to be specific. Mr. Elliott then complied with the 18 feet height limit and consequently had to spread out his homes.

Mayor Cordingley asked Mr. Elliott about the idea of making the homes smaller in size when they went from two stories to one. To which Mr. Elliott replied he felt the homes should be approximately 3,000 square feet because that is what the market wants. He went on to say that the average coverage is about 50% of the building envelope and by decreasing to one story they had to make the homes more interesting. He feels it was an effort in good faith to go within the 18 feet and he has spent several thousand dollars making changes to comply with the Commission and the public. Mr. Elliott showed an example of a 2,200/2,400 square foot home and a superimposed one of his home that is 3,000+, indicating there was only a few feet difference. He felt it

important to say that they did look at size when designing and tried to achieve low profile. Mr. Elliott said they tried to keep the homes level with the street without having to excavate into the hill he would have asked for no front building envelope if he knew then what he does now.

Jonathan Braun, 479 Scenic, said that low visual profile means single story homes and low roofs. When story poles were 24-26 feet they seemed very high. With regards to the R-1H, he would advocate against the 30' height.

Larry Stack, 10 Alice Way, said there has been no discussion of the size of the homes and the 3 car garages and wanted to know how they could have been approved.

Chairman Hayes said the Commission had plans that had dimensions on them although nothing that said square footage. There was much discussion about the sizes of the homes and the 3 car garages and it has been noted that these homes are larger than the others in the area. Chairman Hayes then gave a demonstration of the difference between a 3,200 square foot and a 2,800 square foot home showing it really did not affect the profile.

With regards to the 3 car garage, Commissioner Yarish was less concerned about the impact on Tomahawk Drive than from below and the hilltop. In most cases the garages were not visible.

The special workshop meeting was adjourned at 8:50 p.m.

Barbara Chambers
Administrative Secretary/Technician